

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: February 16, 2006

ITEM NO. \_\_\_\_\_

CASE NUMBER/  
PROJECT NAME

**2-DR-2006**  
**Verizon PHO Cheese Wireless Communication Facility**

LOCATION

Near NWC of N. Alma School Parkway & E. Dynamite Boulevard

REQUEST

Request to place an additional wireless antenna on an existing WCF facility located on a traffic signal at 10986 E. dynamite Boulevard (near NWC of E. Dynamite Boulevard & N. Alma School Parkway).

OWNER

City of Scottsdale  
480-312-4138

ENGINEER

N / A

ARCHITECT/  
DESIGNER

N / A

APPLICANT/  
COORDINATOR

Manjula Vaz  
Gammage & Burnham  
602-256-4461

BACKGROUND

## **Zoning.**

The site is zoned R1-18 ESL/HD, Single Family Residential Environmentally Sensitive Lands/Hillside District. This zoning category allows primarily single-family residential uses. It also allows Types I, II, and III Wireless Communications Facilities, subject to the appropriate approval as outlined in the City's zoning ordinance. Antennas located on traffic signal poles are identified as Type III Wireless Communications Facility.

## **Context.**

The site is an existing traffic light pole located at the northwest corner of E. Dynamite Boulevard and N. Alma School Parkway.

Adjacent Uses:

- North: Existing single-family residential housing in a R1-18 ESL/HD zone.
- South: Existing Planned Commercial Center in a PCC ESL/HD zone.
- East: Existing single-family residential housing in a R1-18 ESL/HD zone.
- West: Existing single-family residential housing in a R1-18 ESL/HD zone.

APPLICANT'S  
PROPOSAL

## **Applicant's Request.**

The applicant proposes to replace two existing antennas and add one new one at the top of the existing traffic light pole.

- Existing Use: Traffic light pole and Wireless Communication Facility
- Proposed Use: Traffic Light Pole and Wireless Communication Facility

- Parcel Size: An enclosed space 45 square feet (existing).
- Building Size: 18 square feet (existing).
- Pole Height: 40 feet (existing)
- Antenna Height: 38 feet on the pole

## DISCUSSION

This proposal will provide for the installation of a wireless communications facility on an existing traffic light pole. The existing facility currently has two antennas; the applicant will replace the two existing antennas and add a new one to the site. The installation at 38-feet above grade consists of 3 sectors with 1 panel antennas per sector (a total of 3 antennas). The antennas will be located within an 11-inch canister.

There are no ground equipment improvements proposed for this site.

STAFF  
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

## STAFF CONTACT(S)

Greg Williams  
Senior Planner  
Phone: 480-312-4205  
E-mail: gwilliams@ScottsdaleAZ.gov

## APPROVED BY

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Greg Williams  
Report Author

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Lusia Galav, AICP  
Current Planning Director  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

## ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan/Elevations
5. Photo Simulation
- A. Stipulations/Zoning Ordinance Requirements

**PURPOSE OF REQUEST**  
**PHO-CHEESE**

Verizon Wireless (the “Applicant”) and the City of Scottsdale (“Owner”) respectfully submit this wireless communication facility (“WCF”) application to add one (1) antenna to an existing, previously zoned WCF in the City of Scottsdale’s right of way. The existing WCF is currently located at the NWC of Dynamite Boulevard and Alma School Parkway in Scottsdale, Arizona. (the “Site”) The request is to add one new antenna to existing WCF on an existing traffic light.

**PROJECT DESCRIPTION**

*Section 5.102 of the Scottsdale Zoning Ordinance permits WCF in the R1-18 ESL HD zoning district, subject to the provisions of Section 7.200.*

The purpose of this request is to add one new wireless antenna to an existing WCF site. The existing WCF site currently has two wireless antennas attached to an existing WCF traffic light located in the City of Scottsdale right of way. There is an existing equipment cabinet located near the existing traffic light. A decorative metal screen that blends in with the architecture and character of the area screens the existing equipment cabinet.

The Site is in the City of Scottsdale right of way, on the west side of Alma School Parkway at Dynamite Boulevard. The property adjacent to the Site is zoned R1-18 ESL HD.

The Applicant proposes to retain the existing equipment cabinet and WCF traffic standard in their current location in the right of way. The traffic light currently accommodates two (2) wireless antennas. The purpose of this application is to add one (1) wireless antenna. Therefore, there will be a total of three (3) antennas on the existing WCF traffic light.

*Section 7.200(H) states that the “purpose of the WCF regulations is to encourage and promote wireless communications coverage for all areas of the city while minimizing the visual, environmental, and neighborhood impacts.”*

Traffic, growth and increasing wireless usage create the need for additional wireless capacity in this area. Our customers are increasingly requiring wireless coverage inside as well as outside their homes and businesses. In order to serve Verizon’s customers in North Scottsdale, it is necessary that we add an additional antenna to provide additional coverage.

This particular WCF site was chosen because there is an existing WCF in the City of Scottsdale right of way. As such, no new pole or structures of any kind will need to be added to this site to accommodate this Application.

**GENERAL STANDARDS**

The following itemizes the general standards applicable to all WCF and explains how the proposal addresses each requirement.

*1. WCF concealment and screening. All antennas, mounting hardware, and cabling must be covered or painted to match the building, tower, or pole it is mounted on. Equipment cabinets, service panels, and service panels must be screened by solid walls, landscaping, or berms. Screening shall blend with or enhance the surrounding context in terms of scale, form, texture, materials, and color. WCF shall be concealed as much as possible by blending into the natural and/ or physical environment. All gates shall be opaque.*

This is an existing WCF site with an existing equipment cabinet. A decorative metal screen that blends in the environment screens the existing WCF site.

*2. WCF height. The height of free-standing WCF is measured from natural grade to the top of all appurtenances.*

The existing WCF is 38 feet from natural grade to the top of appurtenances. The height of the existing traffic light will not change.

*3. WCF setbacks. All WCF must meet the setback, stepback, and yard requirements of the underlying zoning district unless permitted otherwise.*

The proposed WCF is located in the City of Scottsdale right-of-way and therefore is not subject to setback, stepback, or yard requirements of the underlying zoning district.

*4. WCF Co-location. All new monopoles or towers over forty (40) feet in height shall allow for co-location by other wireless communications service providers. The applicant shall demonstrate that the engineering of the monopole or tower and the placement of ground-mounted WCF will accommodate other providers' WCF. The owner of the tower or monopole and the property on which it is located must certify that the monopole or tower is available for use by another wireless communications service provider on a reasonable and non-discriminatory basis.*

This section is not applicable to this request.

*5. WCF Lighting. Any exterior lighting for WCF shall be fully shielded, screened by the same screening surrounding the WCF, and located below the height of the screening.*

The proposed WCF will not be lit.

*6. WCF identification. Each WCF shall be identified by a permanently installed plaque or marker, no larger than four (4) inches by six (6) inches, clearly identifying the wireless communications service provider's name, address, e-mail contact, and emergency phone number.*

Each WCF shall be so identified.

### **TYPE 3 WCF REQUIREMENTS**

*Section 7.200H(F) outlines the requirements for a Type 3 WCF Facility located on a traffic light standard.*

This application is for a Type 3 WCF on a traffic light.

*F. WCF located on **existing** or replaced street light poles, parking lot light poles, and street sign poles, subject to the following criteria:*

*“1. The replacement pole and WCF shall not increase the diameter of the existing pole by more than sixty (60) per cent, not to exceed eighteen (18) inches total, or increase the height of the existing pole by more than six (6) feet;*

This request uses the existing traffic light.

*2. Antennas shall be limited to snug-mount, canister-mount, and concealed antennas height;*

This request is for snug-mount WCF.

*3. All cables shall be located inside the pole or within an encasement to hide all cables colored to match the pole and oriented to a side with the least visual impact; Equipment cabinets shall be located inside buildings, screened behind walls, pole-mounted, or buried underground;*

This application will not change the existing equipment cabinet. A decorative metal screen that blends into the architecture and character of the area screens the existing equipment cabinet.

*B. Equipment cabinet locations shall comply with the height and yard development standards of the underlying zoning district;*

The equipment cabinet exists and will not increase in height or area.

*“C. Equipment cabinets with air-conditioning shall be enclosed by walls and setback a minimum of fifteen (15) feet from lots where the existing or planned primary use is a single-family dwelling*

This proposal is for a right-of-way location and is governed by Paragraph D below.

***D. All equipment cabinets that are located within the right-of-way or completely underground are exempt from yard development standards.***

The existing equipment is within the right-of-way and will remain as is.

The purpose of this WCF application is to provide wireless communication service to Verizon Wireless customers in North Scottsdale and specifically in the Dynamite and

Alma School area. It is important that the Applicant is able to provide quality service to its customers in Scottsdale for both their daily activities and in emergency situations.

### **CONFORMANCE WITH FCC SAFETY STANDARDS**

This Wireless Communication Facility, at its maximum load, including cumulative effects of multiple facilities, meets or exceeds the Federal Communication Commission's radio frequency safety standards.

### **COMPLIANCE WITH STATE, LOCAL, & FEDERAL REGULATIONS**

Pursuant to the terms of its operating license, Verizon Wireless will comply with all state, local and federal regulations relative to the operation of this facility.

### **COMMUNITY NOTIFICATION**

The Applicant has sent letters to all residents within 750 feet of this site and all homeowner's associations within one (1) mile of the site. The Applicant has not heard from any residents or homeowners.

### **CONCLUSION**

The application complies with all requirements for WCF established by the zoning ordinance. In addition, the Applicant has corresponded to the appropriate surrounding neighborhood. We respectfully ask for your support.





Q.S.  
51-54

G.I.S. ORTHOPHOTO 2003

Verizon PHO Cheese WCF

2-DR-2006

ATTACHMENT #2



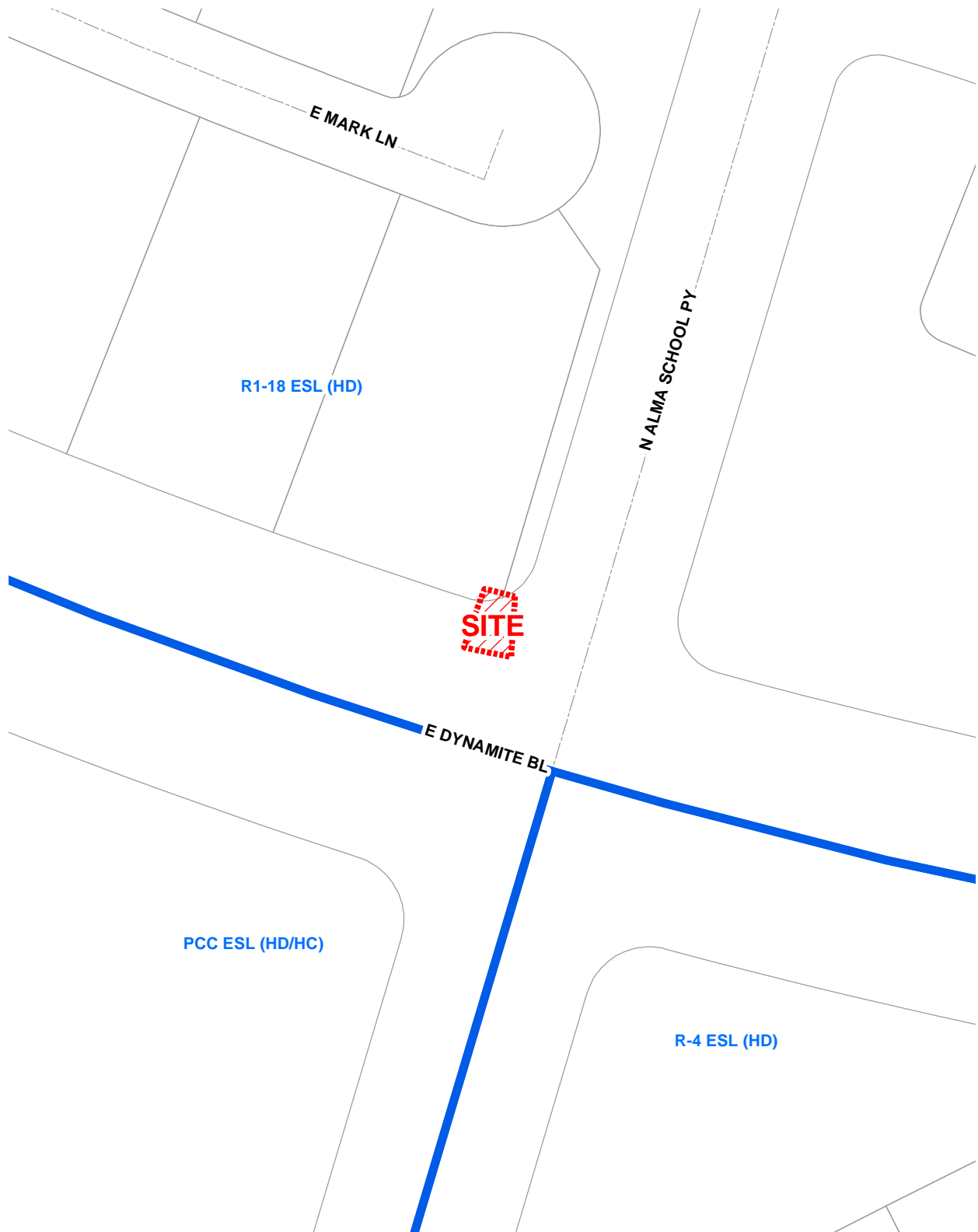


Verizon PHO Cheese WCF

**2-DR-2006**

ATTACHMENT #2A

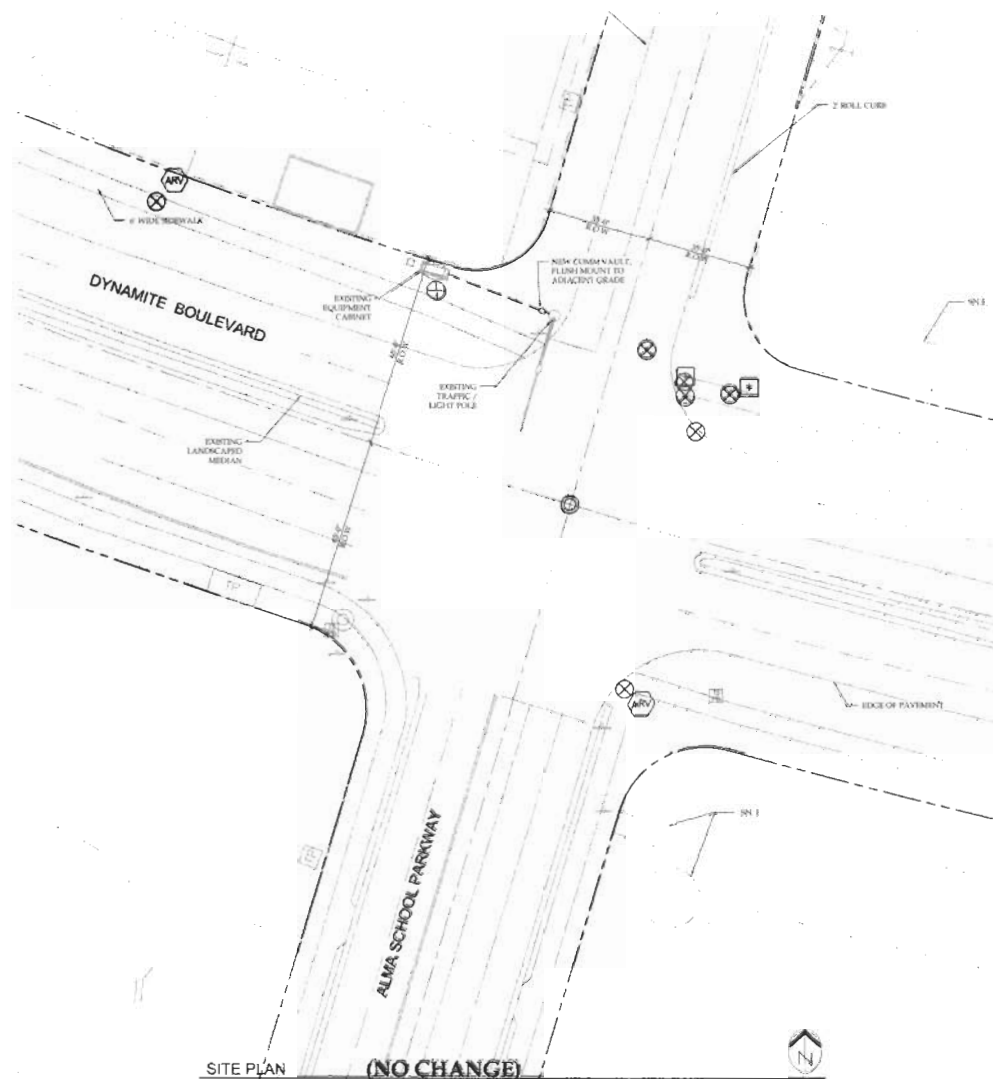




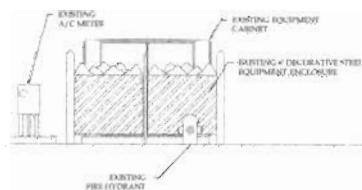
2-DR-2006

ATTACHMENT #3

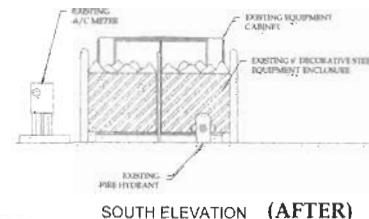
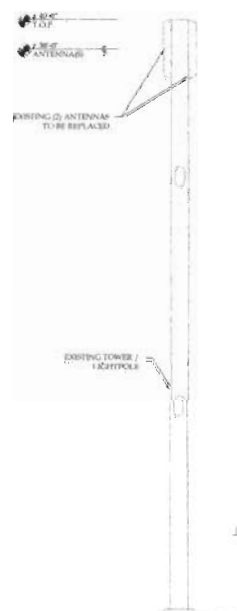
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SITE PLAN (NO CHANGE)



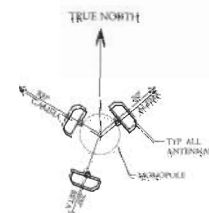
SOUTH ELEVATION (BEFORE)



SOUTH ELEVATION (AFTER)



VICINITY MAP



ARRAY PLAN

# BUILDING INFORMATION (EXISTING)

OWNER: CITY OF SCOTTSDALE  
GRANTOR: CITY OF SCOTTSDALE  
GRANTEE: VERGON WIRELESS  
SITE ADDRESS: 10885 E. DYNAMITE BLVD.  
ZONING: CITY RIGHT-OF-WAY  
OCCUPANCY: 5-1 EQUIPMENT SHEDS  
BUILDING AREA: 1119 SQ. FT.  
SITE AREA: 4019 SQ. FT.  
BUILDING HEIGHT: 26 FT.  
APN: 174-000-000

## CITY OF SCOTTSDALE CODES

A) GOVERNING BUILDING CODES  
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:  
2005 INTERNATIONAL BUILDING CODE, ORDINANCE 2005  
2005 INTERNATIONAL RESIDENTIAL CODE, ORDINANCE 2005  
2005 INTERNATIONAL MECHANICAL CODE, ORDINANCE 2005  
2005 INTERNATIONAL FIRE CODE, ORDINANCE 2005  
1998 NATIONAL ELECTRICAL CODE, ORDINANCE 1411  
1994 UNIFORM PLUMBING CODE, ORDINANCE 270

## SCOPE OF WORK

REPLACE EXISTING EQUIPMENT CABINET WITH NEW EQUIPMENT CABINET AND A/C METER. ADD NEW ANTENNAS AT NEW ADJACENT AND ADD NEW LAMINA ANTENNA ANTENNAS AT EXISTING POLE. ANTENNA HEIGHT TO BE MAINTAINED AS EXISTING.



1/4" = 1'-0"

2-DR-2006  
01/03/2006

DATE

COMMENTS

PROJECT NO.

2006-05

PROJECT NAME

2-DR-2006

DATE

01/03/2006

BY

1

CHK

1

APP

1

DATE

01/03/2006

BY

1

CHK

1

APP

1

PROJECT NO.

2006-05

PROJECT NAME

2-DR-2006

DATE

01/03/2006

BY

1

CHK

1

APP

1

PROJECT NO.

2006-05

PROJECT NAME

2-DR-2006

DATE

01/03/2006

BY

1

CHK

1

APP

1



*Before*



Proposed Antennas

**2-DR-2006**  
01/03/2006

*After*

*View looking northwest*

**PHO-Cheese**  
10986 E. Dynamite Blvd.  
SCOTTSDALE, AZ

## **Stipulations for Case: Verizon PHO-Cheese WCF Case 2-DR-2006**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **PLANNING**

#### **APPLICABLE DOCUMENTS AND PLANS:**

##### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. The location and configuration of the proposed wireless antenna to the existing WCF site shall be constructed to be consistent with the Site Plan, Elevations and Site Data Plan submitted by Verizon Wireless with a city received date of 01/03/2006.

#### **SITE DESIGN:**

##### **DRB Stipulations**

2. The entire length of all cables associated with this facility shall be encased within the existing traffic pole standard.
3. The color of the proposed antenna shall be Western Reserve by Frazee (#8716N) to match the color sample submitted by Verizon Wireless with a city received date of 01/03/2006.
4. With the Final Plans submittal, the Provider shall submit dimensioned and scaled details, and/or manufacturer cut sheets of the antenna being used. Any changes, including but not limited to, the size and location of the proposed antenna shall be subject to the approval of the Development Review Board.
5. The addition of the proposed antenna shall not result in a height increase of the existing traffic pole standard.
6. All existing easements, including public utility and scenic corridor easements, shall be shown on all site, landscape, and civil plans.
7. All existing utilities, including aerial, at grade and underground, shall be shown on all final plans.
8. Prior to construction the contractor is required to notify Inspection Services by calling 480-312-5750. A Planning Inspection (#42) must be conducted prior to commencement of any construction. Provider must note this requirement on site plan.
9. Provider must identify telephone and electrical sources and show detailed connections on final plans to the satisfaction of Final Plans staff.
10. With the Final Plans submittal, the Provider shall submit a detail of the existing **required** marker or plaque, to the satisfaction of Final Plans review staff showing conformance with Zoning Ordinance requirements. The plans shall clearly identify the location of the marker/plaque. The marker/plaque shall contain the company name, contact name and phone number of the facility operator.
11. With the Final Plans submittal, the Provider shall submit verification that City of Scottsdale staff has accepted and approved the Permission for Private Improvements in the Right of Way form.
12. No microwave dish antenna is approved as part of this case.
13. No exterior lighting shall be approved as part of this submittal.

## **ATTACHMENT A**



14. Obtain necessary permits as required by the One-Stop-Shop

**RELEVANT CASES:**

**Ordinance**

15. A. At the time of review, the applicable approved case(s) for the subject site was 47-SA-02.